

128.0

0001

0009.0

Map

Block

Lot

1 of 1

Residential

CARD

ARLINGTON

APPRAISED:

Total Card / Total Parcel

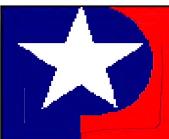
901,900 / 901,900

USE VALUE:

901,900 / 901,900

ASSESSED:

901,900 / 901,900


Patriot
Properties Inc.
PROPERTY LOCATION**IN PROCESS APPRAISAL SUMMARY**

No	Alt No	Direction/Street/City
57		SCHOOL ST, ARLINGTON

Legal Description		User Acct
		82617
GIS Ref		
GIS Ref		
Insp Date		04/18/18
Entered Lot Size		19982!
Total Card	0.141	418,400
Total Parcel	0.141	418,400
Source:	Market Adj Cost	Total Value per SQ unit /Card: 500.50 /Parcel: 500.50
Land Unit Type:		

OWNERSHIP

Unit #:

Owner 1: FAULKNER FRANCIS DEREK &	
Owner 2: CAFFREY ELIZABETH A	
Owner 3:	
Street 1: 57 SCHOOL ST	
Street 2:	

Twn/City: ARLINGTON	
St/Prov: MA	Cntry
Postal: 02476	Own Occ: Y

PREVIOUS OWNER	
Owner 1: ISENBERG THOMAS/EVE -	
Owner 2: -	
Street 1: 57 SCHOOL ST	
Twn/City: ARLINGTON	

St/Prov: MA	Cntry
Postal: 02476	

NARRATIVE DESCRIPTION

This parcel contains .141 Sq. Ft. of land mainly classified as One Family with a Colonial Building built about 1926, having primarily Wood Shingle Exterior and 1802 Square Feet, with 1 Unit, 1 Bath, 0 3/4 Bath, 1 HalfBath, 9 Rooms, and 4 Bdrrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R1	SINGLE FA	100	water		
o				Sewer		
n				Electri		
Census:				Exempt		
Flood Haz:						
D				Topo	2	Above Stree
s				Street		
t				Gas:		

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
101	One Family		6146	Sq. Ft.	Site			0	80.	0.98	9									483,503						483,500	

Total AC/Ha: 0.14109

Total SF/SM: 6146

Parcel LUC: 101 One Family

Prime NB Desc Brackett

Total: 483,503

Spl Credit

Total: 483,500

Disclaimer: This Information is believed to be correct but is subject to change and is not warranteed.

Database: AssessPro - ArchiveProArling

apro

2023

EXTERIOR INFORMATION				BATH FEATURES				COMMENTS				SKETCH					
Type:	6 - Colonial			Full Bath:	1	Rating:	Very Good	OF=BMT SINK.									
Sty Ht:	2A - 2 Sty +Attic			A Bath:		Rating:											
(Liv) Units:	1	Total: 1		3/4 Bath:		Rating:											
Foundation:	2 - Conc. Block			A 3QBth:		Rating:											
Frame:	1 - Wood			1/2 Bath:	1	Rating:	Good										
Prime Wall:	1 - Wood Shingle			A HBth:		Rating:											
Sec Wall:		%		OthrFix:	1	Rating:	Fair										
Roof Struct:	1 - Gable			OTHER FEATURES													
Roof Cover:	1 - Asphalt Shgl			Kits:	1	Rating:	Very Good	1st Res Grid Desc: Line 1 # Units 1									
Color:	BLUE			A Kits:		Rating:											
View / Desir:				Fpl:	1	Rating:	Average										
GENERAL INFORMATION				WSFlue:		Rating:											
Grade: C - Average				CONDOS INFORMATION													
Year Blt:	1926	Eff Yr Blt:		Location:		Total Units:											
Alt LUC:		Alt %:		Floor:													
Jurisdct:	G15	Fact: .		% Own:													
Const Mod:				Name:													
Lump Sum Adj:				DEPRECIATION													
Avg Ht/FL: STD				Phys Cond:	VG - Very Good	4.6 %											
Prim Int Wal 2 - Plaster				Functional:		%											
Sec Int Wall: %				Economic:		%											
Partition: T - Typical				Special:		%											
Prim Floors: 3 - Hardwood				Override:		%											
Sec Floors: %				Total:	4.6 %												
Bsmnt Flr: 12 - Concrete				CALC SUMMARY													
Subfloor:				Basic \$ / SQ:	130.00												
Bsmnt Gar: 1				Size Adj.:	1.23268580												
Electric: 3 - Typical				Const Adj.:	0.98000199												
Insulation: 2 - Typical				Adj \$ / SQ:	157.044												
Int vs Ext: S				Other Features:	94452												
Heat Fuel: 2 - Gas				Grade Factor:	1.00												
Heat Type: 5 - Steam				NBHD Inf:	1.00000000												
# Heat Sys:	1			NBHD Mod:													
% Heated:	100	% AC: 100		LUC Factor:	1.00												
Solar HW:	Yes	Central Vac: NO		Adj Total:	438616												
% Com Wal		% Sprinkled		Depreciation:	20176												
Depreciated Total: 418440				Final Total:	418400												
MOBILE HOME				Make:		Model:		Serial #:		Year:		Color:					
SPEC FEATURES/YARD ITEMS																	
Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod JFact	Juris. Value
PARCEL ID 128.0-0001-0009.0																	
More: N		Total Yard Items:				Total Special Features:				Total:							
IMAGE 																	